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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0094.0A

P.C. DATE: December 10, 2013

SUBDIVISION NAME: Resubdivision of Lot 16, Block 20, Chernosky Subdivison No. 7

AREA: 0.3033 acres

LOTS: 2

APPLICANT: Theodore Held & Nuria Zaragoza

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 4601 ½ Santa Anna Street

GRIDS: L-22

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: MLK-183

SIDEWALKS: Sidewalks will be provided on the subdivision side of all boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 16, Block 20, Chernosky Subdivison No. 7. The proposed resubdivision of one lot into 2 lots 0.333 acres.

This is not a flag-lot subdivision – the small flag strip of land is to allow connection to utilities in/along Santa Anna Street.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:



CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

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-  Subject Tract
-  Base Map

CASE#: C8-2013-0094.0A
LOCATION: 4601 1/2 Santa Anna St

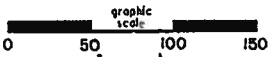


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 16 BLOCK No. 2 CHERNOSKY SUBDIVISION No. 7

SCALE: 1" = 50'



Legend

- X-Iron Rod Found
- PF● X-Iron Pipe Found
- X-Iron Rod Set with plastic cap
insulated with "Holt Corrosion, Inc."
- ◀ 800 Not Found
(Record Dimension)
- J.U.A.E. = Joint Use Access Easement
- proposed Concrete Sidewalk
- ETC = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2
 Lot 16A = 5,820 Square Feet
 Lot 16B = 7,391 Square Feet
 Less utility strip = 7,038 Square Feet
 Total Area = 13,211 Square Feet = 0.303 Acre
 Lot 16A Residential Use
 Lot 16B Residential Use

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:

That we, Theodore Held and Nuria Zaragoza, owners of all of Lot 16, Block No. 2, Chernosky Subdivision No. 7, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 179 of the Plat Records of Travis County, Texas, as conveyed to us by Warranty Deed recorded in Document Number 2008134908 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 16 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 16 BLOCK No. 2 CHERNOSKY SUBDIVISION No. 7

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 2013.

Theodore Held
 1808 Cliff Street
 Austin, Texas 78705

WITNESS MY HAND this the _____ day of _____, A.D. 2013.

Nuria Zaragoza
 1808 Cliff Street
 Austin, Texas 78705

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2013, did personally appear Theodore Held, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

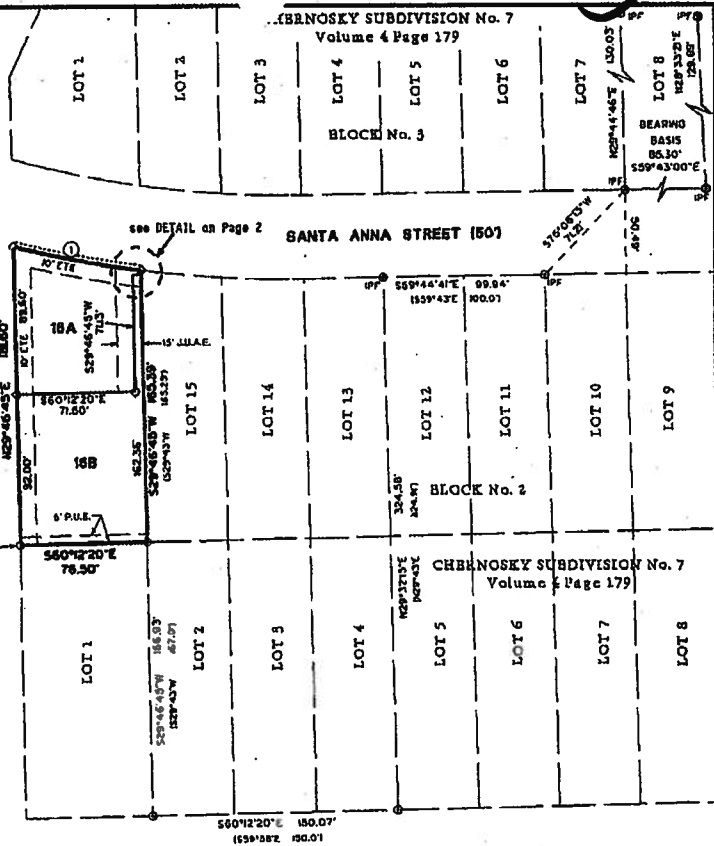
THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2013, did personally appear Nuria Zaragoza, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____



CURVE DATA

①	②
Δ = 6°49'08"	Δ = 0°26'19"
R = 657.67'	R = 860.67'
T = 38.18'	T = 2.53'
C = 78.22'	C = 5.08'
A = 78.27'	A = 5.06'
CB = S48°14'27"E	CB = S51°28'05"E

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2013.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2013, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2013, A.D.

Dave Anderson Chairperson

Jean Stevens Secretary

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on this the _____ day of _____, 2013, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
 Deputy

NOTE:
 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.